



Summit County Planning Commission (SCPC)

Thursday January 24, 2019 - 3:00 p.m.
County of Summit, County Council Chambers
175 South Main Street, 7th Floor, Akron, Ohio

Meeting Agenda

- | | | |
|----|--|-----------------------|
| A. | Call to Order | Chair Mavrides |
| B. | Roll Call | Smith |
| C. | Approval of the December 20, 2018 SCPC Minutes | Chair Mavrides |
| D. | Election of Officers | Chair Mavrides |
| | 1. Chair | |
| | 2. Vice Chair | |
| | 3. Secretary | |
| E. | Business Items | Knittel |

New Business

Item # 1 – Zoning Text Amendment – Northfield Center Township – Amend Chapter 310.08 C – Adding pergolas and gazebos to Schedule Table.

Item # 2 – Zoning Text Amendment – Northfield Center Township – Amend Chapter 310.08 D – Adding regulations for pergolas and gazebos.

Item # 3 – Zoning Text Amendment – Northfield Center Township – Amend Chapter 130 Definitions - Adding definitions for pergolas and gazebos.

Item # 4 – Zoning Text Amendment – Northfield Center Township – Amend Chapter 350 Commercial District – Adding text detailing size limitations, use and compliance with JEDD requirements.

- | | | |
|----|----------------------------------|-----------------------|
| F. | Report from Assistant Director | Tubbs |
| G. | Comments from Public | Chair Mavrides |
| H. | Comments from Commission Members | Chair Mavrides |
| I. | Other | |
| | 1. Legal Update | Matz |
| J. | Adjournment | Chair Mavrides |

County of Summit
Ilene Shapiro, County Executive
Summit County Planning Commission
Thursday, December 20, 2018 - 3:00 p.m.
County of Summit, County Council Chambers
175 South Main Street, 7th Floor, Akron, Ohio

Minutes of Meeting

Members Present: George Beckham, Jerry Feeman, David Kline, Allen Mavrides, Jason Segedy, Jeff Snell, Dennis Stoiber, Robert Terry, and Jeff Wilhite

Members Absent: Becky Corbett, and Helen Humphrys

Staff: Dennis Tubbs, Stephen Knittel, Deborah Matz, and Cazz Smith Jr.

Others: Victoria Johnson – *O'Reilly Auto Parts*, Matthew Weber – *Weber Engineering Services*, Joe Paradise – *SCE*, Shawna Gfroerer – *Copley TWP*

I. Call to Order

Allen Mavrides called the meeting to order on **Thursday, December 20, 2018** at **3:00 pm** in the County of Summit Council Chambers, 175 South Main Street, 7th Floor, Akron Ohio 44308. A roll call was conducted by **Cazz Smith** the attending members constituted a quorum.

II. Approval of the November 15, 2018 Meeting Minutes

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X			X		
Corbett, Becky						
Feeman, Jerry	X			X		
Humphrys, Helen						
Kline, David	X			X		
Mavrides, Allen	X			X		
Segedy, Jason	X			X		
Snell, Jeff	X	X		X		
Stoiber, Dennis	X		X	X		
Terry, Robert	X			X		
Wilhite, Jeff	X			X		

- No public comment

Motion

Jeff Snell made a motion to approve the minutes of the **November 15, 2018** meeting, and it was seconded by **Dennis Stoiber** the motion passed with no abstentions.

III. Business Items

A. New Business – (7) items

Item # 1a – 1116 Canton Rd Variance Lot Split – Springfield Township - Located in Springfield Township on Canton Rd. The applicant is proposing to split land parcel 5110796 to create two parcels, parcel 1, 0.7058 Acres, and parcel 2 0.7737 Acres. The applicant is requesting a Variance from Road Frontage requirements for proposed parcel 2 which has no frontage on a public street.

Staff Recommendation: Item 1a was tabled until next planning commission meeting by applicant.

SCPC Action: X

Approval:

Disapproval:

Action: Tabled until next SCPC

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X			X		
Corbett, Becky						
Feeman, Jerry	X			X		
Humphrys, Helen						
Kline, David	X	X		X		
Mavrides, Allen	X			X		
Segedy, Jason	X		X	X		
Snell, Jeff	X			X		
Stoiber, Dennis	X			X		
Terry, Robert	X			X		
Wilhite, Jeff	X			X		

- Victoria Johnson from O'Reilly Auto Parts requested to table item # 1a until next Planning Commission.

Motion

A motion was made by *David Kline* to table **Item # 1a – 1116 Canton Rd Variance – Springfield Township** at the request of the applicant until next Planning Commission, it was seconded by *Jason Segedy* the motion passed with no abstentions.

Item # 1b – 1116 Canton Rd Variance Lot Split – Springfield Township - Located in Springfield Township on Canton Rd. The applicant is proposing to split land parcel 5110796 to create two parcels, parcel 1, 0.7058 Acres, and parcel 2 0.7737 Acres. The applicant is requesting a .Variance from Road Frontage requirements for proposed parcel 2 which has no frontage on a public street.

Staff Recommendation: Item 1b was tabled until next planning commission meeting by applicant.

SCPC Action: X

Approval:

Disapproval:

Action: Tabled until next SCPC

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X			X		
Corbett, Becky						
Feeman, Jerry	X			X		
Humphrys, Helen						
Kline, David	X	X		X		
Mavrides, Allen	X			X		
Segedy, Jason	X		X	X		
Snell, Jeff	X			X		
Stoiber, Dennis	X			X		
Terry, Robert	X			X		
Wilhite, Jeff	X			X		

- Victoria Johnson from O'Reilly Auto Parts requested to table item # 1b until next Planning Commission.

Motion

A motion was made by **David Kline** to table **Item # 1b – 1116 Canton Rd Lot Split – Springfield Township** at the request of the applicant until next Planning Commission, it was seconded by **Jason Segedy** the motion passed with no abstentions.

Item # 2 – Heartridge Radius Variance – Sagamore Hills Township – Located in Sagamore Hills Township as part of the proposed Heartridge subdivision. The applicant is requesting a variance from 1108.05 Public Street R/W & Grade to allow for a 50’ curve radius at two “L” intersections.

Staff Recommendation: APPROVE the road curve with specified conditions

SCPC Action: X

Approval: X

Disapproval:

Action: Approved

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X				X	
Corbett, Becky						
Feeman, Jerry	X			X		
Humphrys, Helen						
Kline, David	X		X	X		
Mavrides, Allen	X			X		
Segedy, Jason	X			X		
Snell, Jeff	X					X
Stoiber, Dennis	X			X		
Terry, Robert	X			X		
Wilhite, Jeff	X	X		X		

- Matthew Weber the applicant gave an explanation of why they agreed to go from one hundred and six sublots to ninety seven sublots.
- David Kline asked if the fire department model was applied to see if a fire truck could maneuver around the fifty foot radius.
- Matthew Weber replied yes.
- Jeff Snell spoke on behalf of Sagamore Hills Township and had no objections.
- Joe Paradise from SCE stated it is physically possible to build this project without a variance.
- Allen Mavrides stated in his opinion it is an intersection and not a continuous road way.
- Cathy Loya from the City of Macedonia stated her objections to both variances.
- Allen Mavrides went on record disagreeing with Cathy Loya’s comment of deviating from the original plans from the zoning commission.
- Jeff Wilhite also went on record disagreeing with Cathy Loya’s last comment.
- George Beckham stated that the radius was substantial.
- Allen Mavrides explained the difference between a cul-de-sac and roadway.

Motion

A motion was made by *Jeff Wilhite* to approve **Item # 2 – Heartridge Radius Variance – Sagamore Hills Township** with conditions stipulated by SCPC and it was second by *David Kline* the motion passed with one opposition from *George Beckham* and one abstention from *Jeff Snell*.

Item # 3 – Heartridge Cul-de-sac Variance- Sagamore Hills Township – Located in Sagamore Hills Township as part of the proposed Heartridge subdivision. The applicant is requesting a variance from 1108.10 Cul-de-Sac & Dead End Streets to allow for 34 sublots to be served by the proposed Heartridge Drive.

Staff Recommendation: **APPROVE**

SCPC Action: **X**

Approval: **X**

Disapproval:

Action: **Approved**

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X				X	
Corbett, Becky						
Feeman, Jerry	X			X		
Humphrys, Helen						
Kline, David	X	X		X		
Mavrides, Allen	X			X		
Segedy, Jason	X		X	X		
Snell, Jeff	X					X
Stoiber, Dennis	X				X	
Terry, Robert	X			X		
Wilhite, Jeff	X			X		

- Matthew Weber the applicant said they are in favor of a nonimpact development. He stated there is not a well define explanation in the code for a starting or ending point.
- Jason Segedy recommended that the county redefine the subdivision code of where a cul-de-sac begins and ends.
- Allen Mavrides commented that it is important not to compromise open space or lose wet lands.
- Joe Paradise SCE explained their departments reasoning for issuing a variance and is not opposed to granting a variance with the thirty four lots on this subdivision.
- George Beckham commented according to the subdivision code for cul-de-sacs one thousand feet or twenty five units is more than substantial.
- David Kline stated it meets the safety requirements.
- Dennis Stoiber stated since the code design standards have been encroach upon by the applicant, he would not be in favor of granting the variance.
- No public comment.

Motion

A motion was made to approve **Item # 3 – Heartridge Cul-de-sac Variance- Sagamore Hills Township** by **David Kline** and it was seconded by **Jason Segedy** the motion passed with two oppositions from **George Beckham** and **Dennis Stoiber** one abstention from **Jeff Snell**.

Item # 4 – Article 2 Text Amendment – Copley Township - The Copley Township Zoning Commission requests the Copley Township Zoning Resolution be amended to add definitions for Shared Use Path and Sidewalk.

Staff Recommendation: APPROVE with due consideration from county engineer comments.

SCPC Action: X

Approval: X

Disapproval:

Action: Approved

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X			X		
Corbett, Becky						
Feeman, Jerry	X			X		
Humphrys, Helen						
Kline, David	X			X		
Mavrides, Allen	X			X		
Segedy, Jason	X	X		X		
Snell, Jeff	X			X		
Stoiber, Dennis	X			X		
Terry, Robert	X			X		
Wilhite, Jeff	X		X	X		

- Shawna Gfroerer from Copley Township explained they would like to make their townships zoning resolution more pedestrian friendly.
- No public comment.

Motion

A motion was made to approve **Item # 4 – Article 2 Text Amendment – Copley Township** with due consideration from county engineer comments by *Jason Segedy* and it was seconded by *Jeff Wilhite* the motion passed with no abstentions.

Item # 5 – Article 4 Text Amendment – Copley Township - The applicant has proposed that the Copley Township Zoning Resolution be amended to add regulations for sidewalk/shared use path within Commercial Districts.

Staff Recommendation: **APPROVE**

SCPC Action: **X**

Approval: **X**

Disapproval:

Action: **Approved**

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X			X		
Corbett, Becky						
Feeman, Jerry	X			X		
Humphrys, Helen						
Kline, David	X			X		
Mavrides, Allen	X			X		
Segedy, Jason	X	X		X		
Snell, Jeff	X			X		
Stoiber, Dennis	X		X	X		
Terry, Robert	X			X		
Wilhite, Jeff	X			X		

- Shawna Gfroerer from Copley Township explained the township would like to change the titles from area and height requirements to development standards.
- No public comment.

Motion

A motion was made to approve **Item # 5 – Article 4 Text Amendment – Copley Township** by **Jason Segedy** and it was seconded by **Dennis Stoiber** the motion passed with no abstentions.

Item # 6 – Article 5 Text Amendment – Copley Township - The applicant has proposed that the Copley Township Zoning Resolution be amended to add regulations for sidewalk/shared use path within the Industrial District.

Staff Recommendation: **APPROVE**

SCPC Action: **X**

Approval: **X**

Disapproval:

Action: **Approved**

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X			X		
Corbett, Becky						
Feeman, Jerry	X	X		X		
Humphrys, Helen						
Kline, David	X			X		
Mavrides, Allen	X			X		
Segedy, Jason	X			X		
Snell, Jeff	X			X		
Stoiber, Dennis	X			X		
Terry, Robert	X			X		
Wilhite, Jeff	X		X	X		

- Shawna Gfroerer from Copley Township explained the townships reasoning behind this request.
- No public comment.

Motion

A motion was made to approve **Item # 6 – Article 5 Text Amendment – Copley Township** by **Jerry Feeman** and it was seconded by **Jeff Wilhite** the motion passed with no abstentions.

Item # 7 – Article 9 Text Amendment – Copley Township – The applicant has proposed that the Copley Township Zoning Resolution be amended to add regulations for parking requirements for bicycles as part of new multi-family developments of four (4) units or more, and as part of new retail, office and institutional developments.

Staff Recommendation: **APPROVE**

SCPC Action: **X**

Approval: **X**

Disapproval:

Action: **Approved**

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X			X		
Corbett, Becky						
Feeman, Jerry	X	X		X		
Humphrys, Helen						
Kline, David	X			X		
Mavrides, Allen	X			X		
Segedy, Jason	X			X		
Snell, Jeff	X			X		
Stoiber, Dennis	X		X	X		
Terry, Robert	X			X		
Wilhite, Jeff	X			X		

- No public comment.

Motion

A motion was made to approve **Item # 7 – Article 9 Text Amendment – Copley Township** by **Jerry Feeman** and it was seconded by **Dennis Stoiber** the motion passed with no abstentions.

IV. Report from Assistant Director

- Bond Report
- Approval of SCPC 2019 meeting dates and submittal deadlines

Staff Recommendation: **APPROVE**

SCPC Action: **X**

Approval: **X**

Disapproval:

Action: **Approved**

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X			X		
Corbett, Becky						
Feeman, Jerry	X	X		X		
Humphrys, Helen						
Kline, David	X			X		
Mavrides, Allen	X			X		
Segedy, Jason	X		X	X		
Snell, Jeff	X			X		
Stoiber, Dennis	X			X		
Terry, Robert	X			X		
Wilhite, Jeff	X			X		

Motion

A motion was made to approve **2019 meeting dates and submittal deadlines** by *Jerry Feeman* and it was seconded by *Jason Segedy* the motion passed with no abstentions.

V. Comments from Public

VI. Comments from Planning Commission Members

VII. Other

VIII. Next Meeting

The next Summit County Planning Commission meeting will be held on *Thursday, January 24, 2019*.

IX. Adjournment

Being no further business to come before the Planning Commission, *Dennis Stoiber* made a motion to adjourn, and it was seconded by *David Kline*. The motion passed unanimously. The meeting adjourned at **4:53pm**.



Planning Commission
Zoning Text Amendment
Chapter 310 ACCESSORY USE
Northfield Center Township

Item No.: 1
Meeting: January 24, 2019
Applicant: Northfield Center Township Zoning Commission
Proposal: **Chapter 310.08 C ACCESSORY USE REGULATIONS**
Processor: Stephen Knittel

Proposal: The applicant has proposed that the Northfield Center Township Zoning Resolution Chapter 310 Residential District Regulations Section 310.08 be amended to add Pergola and Gazebo to 310.08 C Accessory Use table.

Proposed Text Amendments: Text that is ~~struck through~~ is text proposed for deletion, new proposed text is underlined.

Sec. 310.08 ACCESSORY USE REGULATIONS.

Accessory uses, buildings and structures in residential districts shall conform to the location, coverage and maintenance standards contained in this Section.

- A. Principal Building Projections in Required Yards. Skylights, sills, belt-courses, cornices, chimneys, and ornamental features attached to the principal building may project a maximum of 12 inches into a required yard.
- B. Location Requirements for Accessory Uses. An accessory building or use permitted in a residential district shall be located as set forth in Schedule 310.08. However, an accessory use shall only be permitted to the extent such use complies with all other accessory use regulations set forth in this section.
- C. Schedule 310.08: Amended via Resolution No 03/08-18e

Use	Yard Permitted	Front Yard Regulations	Minimum Setback From Lot Line	
			Side	Rear
1. Detached accessory buildings, including garages	Side, rear	NA	10 ft.	10 ft.
2. Driveways	Front, side, rear	--	3 ft. ^(a)	3 ft.
3. Terraces, uncovered porches, platforms, ornamental features that do not extend more than 3 feet above the ground	Front, side, rear	(b)	3 ft.	(c)
4. Fences, walls	Front, side, rear	3 ft. ^(d)	3 ft. ^(d)	3 ft. ^(d)

Use	Yard Permitted	Front Yard Regulations	Minimum Setback From Lot Line	
			Side	Rear
5. Outdoor storage of recreation vehicle	Rear, Side	NA	20 ft.	20 ft.
6. Swimming pools	Rear	NA	(c)	(c)
7. Satellite Dishes with a diameter greater than 39 inches	Rear	NA	(c)	(c)
8. <u>Pergola</u>	<u>Side, rear</u>	<u>NA</u>	<u>10 ft.</u>	<u>10 ft.</u>
9. <u>Gazebo</u>	<u>Side, rear</u>	<u>NA</u>	<u>10 ft.</u>	<u>10 ft.</u>
<p><u>Notes to Schedule 310.08:</u> NA = Not applicable</p> <p>(a) This setback shall not apply to repair, resurfacing or reconstruction of existing driveways.</p> <p>(b) May project a maximum of 10 ft. into required front yard.</p> <p>(c) Shall comply with setbacks for principal buildings set forth in Schedule 310.05.</p> <p>(d) Applies to the footer as well, see Sec. 310.08I for maximum height limitations and openness criteria. Fences constituting a corral shall comply with the regulations set forth in Sec. 310.08L.</p>				

Summary of the changes proposed:

- Addition of Pergola and Gazebo to the Accessory Use Table detailing which yards they are permitted and the minimum setback from lot lines.

Staff Comments: The Northfield Center Township Zoning Commission requests the Northfield Center Township Zoning Resolution be amended to add Gazebo and Pergola to the Accessory Use Table detailing which yards they are permitted and the minimum setback from lot lines.

Recommendation: Staff recommends to the Summit County Planning Commission that the proposed text amendments be **APPROVED**.



Planning Commission
Zoning Text Amendment
Chapter 310 Accessory Buildings
Northfield Center Township

Item No.: 2
Meeting: January 24, 2019
Applicant: Northfield Center Township Zoning Commission
Proposal: **Chapter 310.08 D Accessory Buildings**
Processor: Stephen Knittel

Proposal: The applicant has proposed that the Northfield Center Township Zoning Resolution Chapter 310 Residential District Regulations Section 310.08 be amended to add text regulating Pergola and Gazebo to Accessory Buildings detailing size limitations, setback regulations and wall regulations.

Proposed Text Amendments: Text that is ~~struck through~~ is text proposed for deletion, new proposed text is underlined.

- D. Accessory Buildings.
1. An accessory building that is attached to the dwelling shall be made structurally a part thereof, and shall comply with the setback requirements for principal buildings set forth in Schedule 310.05.
 2. An accessory building that is detached from the principal building shall comply with the setback requirements of Schedule 310.08 and shall be located a minimum of 15 feet from the principal building.
 3. Each dwelling unit shall be permitted to have only one garage, either attached or detached, which shall comply with the following:
 - a) The area of such garage for a single-family dwelling shall not exceed 800 square feet.
 - b) The area of such garage for a two-family dwelling shall not exceed 500 square feet per dwelling unit.
 - c) The garage shall accommodate the number of parking spaces required in Section 410.04.
 - d) Each garage shall have a pedestrian exit to the outdoors other than through the garage door utilized by the vehicles.
 4. One additional accessory building shall be permitted on the lot in compliance with the following:
 - a) The area of an accessory building other than a garage shall not exceed 450 square feet, except as permitted below for lots of one acre or greater.
 - b) Notwithstanding the provisions set forth in subsections 4a) above, when the area of the lot is one acre or greater, the maximum area of such accessory building other than a garage shall be 1.5 percent of the area of the lot, provided that the area of such

accessory building shall not exceed the ground floor area of the dwelling unit.

5. One pergola or one gazebo shall be permitted on the lot, in addition to an accessory building, in compliance with the following:
- a) Size shall not exceed 144 square feet.
 - b) Setbacks shall be maintained according to Schedule 310.08.
 - c) A roof is permissible but walls are not allowed. Walls would be considered an accessory building and would be subject to a different zoning regulation.

Summary of the changes proposed:

- Addition of text regulating Pergola and Gazebo to Accessory Buildings detailing size limitations, setback regulations and wall regulations.

Staff Comments: The Northfield Center Township Zoning Commission requests the Northfield Center Township Zoning Resolution be amended to add text regulating Pergola and Gazebo to Accessory Buildings detailing size limitations, setback regulations and wall regulations.

Recommendation: Staff recommends to the Summit County Planning Commission that the proposed text amendments be **APPROVED**.



Planning Commission
Zoning Text Amendment
Chapter 130 Definitions
Northfield Center Township

Item No.: 3
Meeting: January 24, 2019
Applicant: Northfield Center Township Zoning Commission
Proposal: **Chapter 130 Definitions.**
Processor: Stephen Knittel

Proposal: The applicant has proposed that the Northfield Center Township Zoning Resolution be amended to add definitions for Gazebo and Pergola.

Proposed Text Amendments: Text that is ~~struck~~ through is text proposed for deletion, new proposed text is underlined.

Gazebo: A building consisting of a detached, covered, freestanding open air structure not to exceed 144 square feet.

Pergola: An outdoor structure consisting of columns that support a roofing grid of beams and rafters. The roof grid may be open or covered. Pergolas may be freestanding or attached to the house or garage.

Summary of the changes proposed:

- Addition of Gazebo definition.
- Addition of Pergola definition.

Staff Comments: The Northfield Center Township Zoning Commission requests the Northfield Center Township Zoning Resolution be amended to add definitions for Gazebo and Pergola..

Recommendation: Staff recommends to the Summit County Planning Commission that the proposed text amendments be **APPROVED**.



Planning Commission
Zoning Text Amendment
Chapter 350 Commercial District
Northfield Center Township

Item No.: 4
Meeting: January 24, 2019
Applicant: Northfield Center Township Zoning Commission
Proposal: **Chapter 350 Commercial District Regulations**
Processor: Stephen Knittel

Proposal: The applicant has proposed that the Northfield Center Township Zoning Resolution Chapter 350 Commercial District Regulations Section 350.04 Lot Requirements and 350.11 Accessory Use Regulations be amended to add text detailing size limitations, use and compliance with JEDD requirements.

Proposed Text Amendments: Text that is ~~struck~~ through is text proposed for deletion, new proposed text is underlined.

Sec. 350.04 LOT REQUIREMENTS.

Lots in commercial districts shall comply with the following

- A. Minimum Requirements. Minimum lot and project area requirements are set forth in Schedule 350.04 below.
- B. One Building Per Lot.
1. Nonresidential Uses. ~~More than~~ One principal building shall be permitted on a lot.
 2. Residential Dwellings. In a B-R or C-1 district, only one dwelling shall be permitted on a lot.
- C. Maximum Building Floor Area. In a B-R district, the total floor area of buildings occupied with a nonresidential use shall not exceed 5,000 square feet per acre.
- D. Access to C-4 or I-1 District. Access to nonresidential development in a C-4 or I-1 District shall not be provided from a local residential street.
- E. Schedule 350.04:

Minimum Requirements	B-R Business Residential	T-C Town Center	C-1 Retail Com.	C-4 Planned Shopping Center
1. Project size	--	--	--	25 acres
2. Minimum lot size except as otherwise set forth below for residential uses	25,000 sq.ft.	25,000 sq.ft.	25,000 sq.ft.	--
a) Single-family dwelling	25,000 sq.ft.	NP	25,000 sq.ft.	NP
b) Two-family dwelling	25,000 sq.ft.	NP	25,000 sq.ft.	NP
c) Multi-family dwelling	NP	NP	40,000 sq.ft.	NP
3. Lot width at building line	100 ft.	100 ft.	100 ft.	--
4. Street frontage	100 ft. ^(a)	100 ft.	100 ft.	300 ft.
Notes to Schedule 350.04: ^(a) Except that when a lot fronts on a cul-de-sac, the minimum frontage shall be 50 ft as measured on the arc. NP = Not Permitted				

Sec. 350.11 ACCESSORY USE REGULATIONS.

Accessory uses permitted in any Commercial District shall conform to the regulations of this Section.

- A. Residential Accessory Buildings and Uses. Accessory buildings and accessory uses associated with residential uses, in districts where residential uses are permitted, shall comply with the accessory use regulations set forth in Section 310.08.
- B. Non-Residential Accessory Uses, Buildings and Structures. Accessory uses, buildings and structures associated with nonresidential uses shall comply with all lot area and yard requirements established for principal buildings and uses set forth in this Chapter; ~~except that an accessory building that has a floor area less than or equal to 1,000 square feet shall be located a minimum of 15 feet from the principal building.~~ Accessory buildings shall not exceed 144 square feet. The primary use of the accessory building is to store maintenance equipment. Accessory buildings shall match the design of the primary building.

- 1. ~~Accessory buildings in C-4 shall be based on JEDD requirements.~~

Accessory uses, buildings and structures associated with nonresidential uses shall be subject to the development plan review and approval requirements of the zoning district in which the parcel is located.

C. Fences and Walls. Fences and walls may be erected in any Commercial District provided they comply with the following:

- 1. In a front yard, a fence or wall shall not exceed 4 feet in height, except as otherwise regulated in Section 230.03.
 - 2. In a required side or rear yard, a fence or wall shall not exceed 6 feet in height.
 - 3. All fences and walls shall be of uniform design and shall be well maintained. The smooth finished side of the fence shall be the side of the fence that faces outward from the yard being fenced.
 - 4. Fences and walls used for buffering and screening shall comply with the regulations set forth in Chapter 430.

D. Trash Receptacles. Trash receptacles shall be located in the rear yard and shall conform to the minimum parking setback.

E. Off-Street Parking and Loading Regulations. Off-street parking and loading areas shall conform to the minimum parking setback requirements specified in Schedule 350.07 and shall otherwise conform to the regulations of Chapter 410.

Summary of the changes proposed:

- Removal of ~~More than~~, limiting None residential uses to one principal building permitted per lot.
- Addition of text in 350.11 Accessory Use Regulations detailing size limitations, use and compliance with JEDD requirements.

Staff Comments: The Northfield Center Township Zoning Commission requests the Northfield Center Township Zoning Resolution be amended to add text to Chapter 350 Commercial District Regulations Section 350.04 Lot Requirements and 350.11 Accessory Use Regulations detailing size limitations, use and compliance with JEDD requirements.

Recommendation: Staff recommends to the Summit County Planning Commission that the proposed text amendments be **APPROVED**.